



City of New Orleans
Mayor LaToya Cantrell

City Planning Commission

Agenda

November 12, 2019

MEETING INFORMATION

LOCATION

Homeland Security Conference Room

City Hall
Rm. 8E10, 8th Floor
1300 Perdido Street
New Orleans, Louisiana

TIME

1:30 p.m.

COMMISSIONERS

Kathleen Lunn, Chair
Jonathan Stewart, Vice Chair
Kelly Brown
Lorey Flick
Nolan Marshall, III
Sue Mobley
Robert Steeg
Kyle Wedberg
Katie Witry

The general public cannot speak
with the members personally.

The New Orleans City Planning Commission is a nine member citizen board appointed by the Mayor and approved by the City Council. The Planning Commission provides analysis and recommendations to the City Council on matters dealing with the present and future development of the City, in accordance with the goals and policies of the City's Plan for the 21st Century or the Master Plan. This includes reviewing, approving, and/or recommending to the City Council requests for master plan amendments, map changes, text amendments to the Comprehensive Zoning Ordinance (CZO), appeals and subdivisions. The Planning Commission meets the second and fourth Tuesday of each month (unless otherwise indicated) at 1:30 p.m. in the City Council Chambers.

General Rules of Order

The City Planning Commission has established certain rules governing the procedures to be followed at Public Hearings.

- Before speaking, each person shall give their name, address and state whom he or she is representing.
- Proponents for the proposal will speak first for a period of ten (10) minutes. Each speaker shall be allowed a maximum of two (2) minutes.
- Opponents or other interested parties will speak second for a period of 15 minutes. Each speaker shall be allowed a maximum of two (2) minutes.
- Proponents will be allowed a period of six (6) minutes for a rebuttal. Each speaker shall be allowed a maximum of two (2) minutes. Opponents will not be allowed to rebut.
- No material (written matter, photographs, maps, etc.) will be accepted by the Commission or its staff at any time during this public hearing.
- This procedure shall be followed except at such time when the presiding officer shall, with the approval of the Commission Members present, extend such time.

Appeals

Time limitations may be extended by the presiding officer with the approval of the Commission. As the Commission deems necessary, the case may be acted upon at this meeting or deferred for additional information or review. If the case is deferred, it will be acted on at a subsequent meeting, as provided by law. All proper parliamentary procedures shall be followed, including recognition of speakers, relevance of argument, and absolute prohibition of applause or demonstration. All comments made by proponents and opponents shall be addressed to the chair or a specific member of the commission.

These hearings are recorded and broadcast on public access television. Video may also be available on the City Planning Commission's website at <https://nola.gov/city-planning/>.

Public Hearing

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, and in accordance with provisions of the Revised Statutes of the State of Louisiana and the City Charter regarding property dispositions and subdivisions, is holding public hearings on the following proposed amendments to the Comprehensive Zoning Ordinance, property dispositions and subdivisions. The Commission will take action or make a recommendation at the conclusion of each public hearing.

A. Old Business

1. **ZONING DOCKET 103/19** – Request by Albert Kattine and VCK, LLC for conditional uses to permit a bar and a parking lot (principal use) in an MU-2 High Intensity Mixed-Use District, an EC Enhancement Corridor Design Overlay District, and an HUC Historic Urban Corridor Use Restriction Overlay District, as well as the rescission of Ordinance No. 13,443 MCS (Zoning Docket 46/89) and Ordinance No. 23,631 MCS (Zoning Docket 15/09), on Square 557, Lot 25A, bounded by Tulane Avenue, South Tonti Street, Bradish Alley, and South Rocheblave Street, and Lots 30, 33, and 34, bounded by Bradish Alley, South Tonti Street, Gravier Street, and South Rocheblave Street, in the Sixth Municipal District. The municipal addresses are 2400-2404 Tulane Avenue, 517-527 South Tonti Street, and 2412-2420 Bradish Alley. (PD 4) **(KB/JC) (Deferred from the October 8, 2019 City Planning Commission meeting.)**

2. **ZONING DOCKET 104/19** – Request by the Administrators of the Tulane Educational Fund for a conditional use to permit a public works and safety facility in an HU-RM2 Historic Urban Multi-Family Residential District, as well as the rescission of Ordinance No. 23,754 MCS (Zoning Docket 72/09, on Square 2, Lot 12-A or Lots 11A and 12, in the Sixth Municipal District, bounded by Broadway, Freret, Pine and Zimple Streets. The municipal addresses are 1036 Broadway Street and 7200 Zimple Street. (PD 3) **(AN) (Deferred from the October 22, 2019 City Planning Commission meeting.)**

3. **ZONING DOCKET 108/19** – Request by Jonathan E. Weber for a text amendment to Article 26 of the Comprehensive Zoning Ordinance as specified below, and to provide for any other additions, limitations, and modifications as may be deemed appropriate by the City Planning Commission staff.

The specific amendments to the text are as follows. Proposed language is formatted as underlined text.

Article 26, Section 26.6. Definitions of the Comprehensive Zoning Ordinance

[...]

Fractional Ownership. Fractional ownership is the ownership and use of a dwelling by six (6) or fewer unrelated persons whereby each owner maintains a minimum annual use of sixty (60) days. Properties subject to fractional ownership may not include short term rentals.

[...]

Timeshare Plan. Any plan or program in which the use, occupancy, or possession of one (1) or more condominium units, rooms, or suites of rooms in a timeshare building circulates among various unrelated persons for a specific or discernible period by temporal division of less than a sixty (60) day period in any year for any occupant. A Timeshare Plan does not include Fractional Ownership. Timeshare plans include timeshare ownership plans and timeshare use plans, as follows:

A. Timeshare ownership plan is any arrangement, whether through common ownership, sale or by other means, whereby a person receives an ownership interest in a condominium unit, room, or suite of rooms in a timeshare building.

B. Timeshare use plan is any arrangement, excluding normal hotel operations, whether by membership agreement, lease, rental agreement, license, use agreement, security, or other means, whereby a person receives the right to use but not an ownership interest in a condominium unit, room, or suite of rooms in a timeshare building.

[...] (EH) (Deferred from the October 22, 2019 City Planning Commission meeting.)

B. New Business

4. **ZONING DOCKET 109/19** – Request by 757 St. Charles, LLC for a conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District, on Square 218, Lots 7, 8, and 9, in the First Municipal District, bounded by Saint Charles Avenue, Julia Street, Carondelet Street, and Girod Street. The municipal addresses are 753-759 Saint Charles Avenue and 713 Julia Street. (PD 1A) (AN)

5. **ZONING DOCKET 110/19** – Request by Le Versailles, LLC d/b/a Pelican Mobile Home Estates for a text amendment to Article 25, Section 25.3.G *Restoration and Expansion of Certain Nonconforming Uses* of the Comprehensive Zoning Ordinance to permit the expansion of an existing, non-conforming mobile home park. The expansion of the mobile home park is proposed to be permitted in the S-RD Suburban Two-Family Residential District provided that the expansion does not exceed 30% of the area currently occupied by mobile homes and provided that there is no expansion of lot area, subject to the following standards:
 1. The use has been maintained without interruption for two (2) years or since the date the use became non-conforming, whichever is less, prior to the application for expansion.
 2. The use is designed, located, and operated so that the public health, safety, and welfare is protected.
 3. The use causes no substantial injury to other property in the neighborhood in which it is located.
 4. Adequate ingress and egress to the property and to the existing and proposed structures is provided with particular consideration for vehicular and pedestrian safety and convenience, traffic flow and control, and access for fire control vehicles.
 5. Off-street parking is able to adequately serve the use of the subject property, with particular attention to ingress and egress, the location and number of spaces.
 6. The location of refuse and service areas are located to ensure safe site circulation and are properly screened.
 7. Adequate landscape, screening, and buffering is provided to minimize the impact of the use on adjacent properties and other properties in the general area.

8. The heights of existing and proposed structures, including enlargements of existing structures and yard and open space, are compatible with properties in the general area.
 9. The general scale, arrangement, and design of existing and proposed structures, including building material and any exterior features, are compatible with adjacent or nearby land uses.
 10. When the proposed expansion is located in a historic district, the Historic District Landmarks Commission shall review and comment on the application.
 11. The applicant further requests modifications as to process and district permissions as deemed appropriate by the City Planning Commission staff. **(KB)**
6. **ZONING DOCKET 111/19** – Request by Show & Tell of New Orleans, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District and a conditional use to permit an indoor amusement facility over 5,000 square feet in floor area and containing a bar in the proposed HU-MU District, on Square 357, Lot P, in the Sixth Municipal District, bounded by Prytania Street, Leontine Street, Pitt Street, and Jefferson Avenue. The municipal address is 5339 Prytania Street. (PD 3) **(BP)**
 7. **ZONING DOCKET 112/19** – Request by St. Charles @ St. Joseph Development, LLC for a conditional use to permit a multi-use facility with indoor amusement facility and standard restaurant components in the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District, on Square 217, Lots A, C, B, 16, D, N, 19, and 20 or Parcels I, II, III, IV, V, VI, and VII, in the First Municipal District, bounded by Saint Charles Avenue, Saint Joseph Street, Carondelet Street, and Julia Street. The municipal addresses are 711-725 Saint Joseph Street and 843-867 Saint Charles Avenue. (PD 1A) **(JC)**
 8. **ZONING DOCKET 113/19** – Request by City Council Motion No. M-19-167 for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District, on Square 276, Lot B, in the Fourth Municipal District, bounded by Sixth Street, Danneel Street, Dryades Street, and Washington Avenue. The municipal addresses are 1917-1919 Sixth Street. (PD 2) **(SL)**
 9. **ZONING DOCKET 114/19** – Request by Andres De La Puente and Yvette Tablada for a zoning change from an HU-B1A Historic Urban Neighborhood Business District to an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 261, Lot C, in the Third Municipal District, bounded Bayou Road, Esplanade Avenue, and North Johnson Street. The municipal addresses are 2024 Esplanade Avenue and 2123 Bayou Road. (PD 4) **(JF)**
 10. **ZONING DOCKET 115/19** – Request by City Council Motion No. M-19-364 for a text amendment to the Comprehensive Zoning Ordinance to:
 - Create a new use definition in Article 26 for a “Veterans Wellness Facility,” to be defined as follows:

“A facility, which is owned or controlled by a governmental or charitable institution dedicated to veterans affairs, that provides holistic wellness services, including outpatient medical treatment, targeted primarily to military veterans and secondarily to members of the surrounding community.”
 - Amend Article 11 to classify “Veterans Wellness Facility” as an Institutional Use, granted by a conditional use in the HU-RM1 and HU-RM2 Historic Urban Multi-Family Residential Districts.

- Amend Article 13 to classify “Veterans Wellness Facility” as an Institutional Use, granted by a conditional use in the S-RM1 and S-RM2 Suburban Multi-Family Residential Districts.
- Consider recommending appropriate sizing restrictions to ensure the structure housing the use will be compatible with its residential surroundings; on-site development standards in Article 21; off-street parking and loading requirements in Article 22; and landscape, stormwater management, and screening requirements in Article 23 to properly effectuate this new, proposed use. **(RB)**

11. ZONING DOCKET 116/19 – Request by Sydney J. Besthoff, III and Jane B. Besthoff for conditional uses to permit a retail goods establishment over 5,000 square feet in floor area with the retail sale of packaged alcoholic beverages in an HU-B1 Historic Urban Neighborhood Business District, HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 133, Lots 7, 8, 9, and 10 or Lots 27 and 28, in the Seventh Municipal District, bounded by South Carrollton Avenue, Oak Street, Short Street, and Zimple Street. The municipal addresses are 1133 South Carrollton Avenue and 8034 Oak Street. (PD 3) **(WM)**

12. ZONING DOCKET 117/19 – Request by Brookfield District Energy USA, LLC d/b/a EnwaveUSA for a text amendment to the Comprehensive Zoning Ordinance to:

- Create a new use definition in Article 26 for a “District Energy System,” to be defined as follows:
 “A facility and associated equipment that generates and/or distributes chilled water, hot water, steam, or energy. A District Energy System includes all related control and communication devices and equipment”
- Amend Article 15 to classify “District Energy System” as a permitted use in MC Medical Campus District, MS Medical Service District, and MU-1 Medium Intensity Mixed-Use District.
- Amend Article 15 to classify “District Energy System” as a conditional use in the MU-2 High Intensity Mixed-Use District
- Amend Article 16 to classify “District Energy System” as a permitted use in the LI Light Industrial District, HI Heavy Industrial District, and MI Maritime Industrial District.
- Amend Article 17 to classify “District Energy System” as a permitted use in the CBD-1 Core Central Business District, CBD-2 Historic Commercial and Mixed-Use District, CBD-3 Cultural Arts District, CBD-4 Exposition District, and CBD-7 Bio-Science District.
- Allow “District Energy System” in any other zoning districts deemed appropriate by the City Planning Commission. **(SS)**

13. ZONING DOCKET 118/19 – Request by Chartres Properties, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 196, Lot 3, in the First Municipal District, bounded Terpsichore Street, Coliseum Street, Prytania Street, and Euterpe Street. The municipal address is 1428 Terpsichore Street. (PD 2) **(VG)**

14. ZONING DOCKET 119/19 – Request by CP DLBF, LLC for a conditional use to permit a hotel over ten thousand (10,000) square feet in floor area in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an EC Enhancement Corridor Design Overlay District, on the entirety of Square 358 except for an undesignated parcel at the intersection of Congress and North Rampart Streets. The square is in the Third Municipal District and is bounded by North Rampart Street,

Saint Claude Avenue, Congress Street, and Gallier Street. The municipal addresses are 3503-3523 North Rampart Street, 3500-3518 Saint Claude Avenue, and 1013-1027 Gallier Street. (PD 7) **(EH)**

15. **ZONING DOCKET 121/19** – Request by Louisiana Coastal Development, LLC for a conditional use to permit a country club in an HU-RM2 Historic Urban Multi-Family Residential District, on Square 612, Lot 612-A, bounded by Palmetto Street, Monroe Street, and Airline Highway and Square 613, Lot 613-B, bounded by Monroe Street, Palmetto Street, Leonidas Street, and Dixon Street. The municipal addresses are 8701 Palmetto Street and 3801-3831 Monroe Street. (PD 3) **(TM)**
16. **SUBDIVISION DOCKET 120/19** - Request by GHC, LLC, Robert J. Bergeron, and Charlotte Viguerie to re-subdivide Lot 9-A into Lots 9B and 9C, Square 176, Seventh Municipal District, bounded by Monroe Street, Jeannette Street, Leonidas Street, and Willow Street. The municipal address is 8637 Willow Street. (PD 3) **(HD)**
17. **SUBDIVISION DOCKET 123/19** - Request by 1st Street Racquet Club, LLC to re-subdivide Lot R into Lots R-1 and R-2, Square 27, Fourth Municipal District, bounded by West Soraparu Street, Tchoupitoulas Street, First Street, and Rousseau Street. The municipal address is 2368 Rousseau Street. (PD 2) **(AW)**
18. **SUBDIVISION DOCKET 124/19** - Request by LSU Health Foundation New Orleans, JMH Realty, LLC to re-subdivide Lots A, 6, 7 or 25, 22, 23, 24, 25-A and 26-B into Lot A-1, Square 517, First Municipal District, bounded by Poydras Street, South Galvez Street, Perdido Street, and South Johnson Street. The municipal addresses are 2123-2129 Poydras St., 623 Galvez St., and 617-635 South Johnson St. (PD 4) **(JC)**
19. **SUBDIVISION DOCKET 129/19** - Request by K & S Homes, LLC to re-subdivide Lots C-1, J-1, 13, 14, and 15 into Lots C-1A, J-1A, 13A & 15A, Square 30, Metairie Park, Seventh Municipal District, bounded by 40th Street, Bellaire Drive, Spencer Avenue and Fleur-De-Lis Drive. The municipal addresses are 6800-6810 Fleur-De-Lis Drive and 315 40th Street. (PD 7) **(RB)**
20. **PROPERTY DISPOSITION 006/19** - Consideration of the disposition of immovable property consisting of portion of the S. Front Street right-of-way between Constantinople and Marengo Streets, adjacent to Square 89 in the 6th Municipal District. (PD 2) **(AW)**
21. **PROPERTY DISPOSITION 007/19** - Consideration of the disposition of immovable property consisting of the 9100 block of Heaton Street bounded by the New Orleans Country Club, Quince, Hamilton, and Pear Streets, between Square 665 and Parcel NOCC-5, in the 7th Municipal District. (PD 3) **(AW) (Withdrawn by the applicant)**
22. **PROPERTY DISPOSITION 008/19** - Consideration of the disposition of immovable property of the Louis Armstrong New Orleans International Airport consisting of Lots 12 and 13, Square O, bounded by River Road, Moss Lane, DD Frye Way, in Jefferson Parish, Louisiana. The property address is 208 Moss Lane, Waggaman, Louisiana. **(RB)**
23. **PROPOSED 2020 BUDGET AND WORK PLAN FOR THE DOWNTOWN DEVELOPMENT DISTRICT OF THE CITY OF NEW ORLEANS** – To review and consider the plan in order to determine whether or not it is consistent with the comprehensive plan for the City of New Orleans. **(LWM)**

C. Other Matters

- a. Adoption of the minutes of the October 22, 2019 meeting.
- b. Committee reports.
- c. Announcements.

Robert D. Rivers
Executive Director

RDR/skk